

Workers' Cottages
Area bound by S. Second, S.
Eleventh, S. A, and S. E Streets
Richmond
Wayne County
Indiana

HABS No. IN-116

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PHOTOGRAPHS

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

WORKERS' COTTAGES

HABS No. IN-116

Location: Old Richmond Historic District, roughly bound by South Second Street, South 11th Street, South A Street, and South E Street, Richmond, Wayne County, Indiana.

Present Owner/
Occupant: Various.

Present Use: Residential.

Significance: These one-and-a-half-story gable-roof cottages were built by and for Richmond's burgeoning working class in the 1850s and '60s.

PART I. HISTORICAL INFORMATION

The buildings were constructed in the 1850s and early 1860s, during Richmond's greatest period of growth. The house type discussed here appears only four times in the large original plat of the city. Instead it occurs most often in small clusters in surrounding plats laid out in the 1840s and '50s like Zimmer's Addition, J. Hadley's Addition, and Schwegeman's outlots.

A number of the original owners have German names and the records show that the area remained heavily German throughout the century. The owners were mostly artisans and laborers, many in the building trades, and it is assumed that they built their own buildings.

A typical example is 230 S. Third Street, built by Adam Hebbler. Listed as a laborer on S. Washington (now Third) Street in the 1857 Directory, Hebbler bought the land in J. Hadley's addition from Hadley in 1852. The low purchase price indicated that there was no house on the property at that time. From the assessment records it appears he built the house in the decade after he bought the land.

Other men apparently put up more than one house each. Edward Frauman, in addition to building 236 S. Third St., was the probable builder of several other houses in the area, including a frame one-and-a-half story cottage at 232 S. Third. Frauman, a stone mason according to the 1857 directory, apparently bought his lots gradually and developed them after he had accumulated enough capital.

The following chart shows many examples of the one-and-a-half-story cottage, with original owners and building dates, where known. It shows that gable-front houses were not a later style than those with the long side toward the street, but both types were being built at the same time. The names of the original owners indicate the German heritage, and the owners' occupations show the working-class nature of the neighborhood.

One-and-a-half-story cottages in the Old Richmond Historic District

<u>Address</u>	<u>Date</u>	<u>Original Owner</u>	<u>Occupation</u>	<u>side to street</u>	<u>bays on street</u>
204 S. Second				gable	2
220 S. Second				gable	3
229 S. Second		Lydia Pierce		long	4 (dbl.)
230 S. Second				long	4 (dbl.)
241 S. Second		Lydia Pierce		long	4
230 S. Third	1852-64	Adam Hebbeler	laborer	long	3
236 S. Third	1852-59	Edward Frauman	stone mason	gable	3
240 S. Third	1851-58	Charles Raukaopf	laborer	gable	2
220 S. Fourth	1850s	Henry Wellenkamp	stone mason	gable	3
301 S. Fourth		Christian Schwegeman		gable	3
117 S. Fifth	1840-56			gable	3
333 S. Sixth				long	5
407 S. Sixth				gable	3
537-39 S. Sixth		Frederick Besselman		gable	4
610 S. Sixth		Henry Puthoff	paper maker	gable	3
621 S. Sixth	1852-65	Joseph Niemeyer		gable	3
631 S. Sixth				gable	2
635 S. Sixth				long	?
301 S. Seventh				long	4
218 S. Seventh	1862-69	John Hanselman	carpenter	gable	3
305 S. Seventh				gable	3
319 S. Seventh		Andrew & Eleonore Fessler		gable	3
400 S. Seventh				long	4

429 S. Seventh	Bennett Hietehouse	laborer	long	5
433 S. Seventh			long	4
305-07 S. Eighth	1858-64	John H. Moorman	long	5
324 S. Tenth	1861-65	Lewis Burk	gable	3
332 S. Tenth	1860-65	John A. Bridgeland	gable	2
430 S. Tenth	1854-64	Henry Beckmann	long	5
404 S. B		Cranston (Clawson) Wilkins(on)	long	3
403 S. E			gable	3
637 S. E			gable	3

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior

1. Overall dimensions: Rectangular, about twice as long as wide, with two or three bays on the gable end and three, four, or five bays on the long side. Either side can be to the street. One-and-a-half stories.
2. Walls: Brick, common bond, with six, seven, or eight stretcher courses between header courses.
3. Porches: Many of the houses have had porches added to the front or sides. In no case are these porches known to be original.
4. Openings:
 - a. Doorways and doors: Doorways more often than not have simple rectangular stone lintels over the doorway or over the doorway and transom window. Transom windows are frequent on exterior and interior doors and where original hardware remains it is indicated that they were hinged on the left.

Most of the doors have simple wood jambs set into the brick. In a few cases, however, there is a more ambitious solution. At 230 and 236 S. Third St. there are frames with Doric pilasters surmounted by simple entablatures.

The most elaborate door of the group occurs at 403 S. E St. This door, like the other two, though grand for a house of its scale, is still restrained. It is, even more than the other two, influenced by late 18th and early 19th century practice rather than by the full-blown Greek Revival style.

- b. Windows: The window openings have simple sills and are usually capped by rectangular stone lintels. In a few cases there are splayed brick voussoirs which might at first seem to indicate earlier practice. But they occur, for example, at 1008 J Street southwest of the Old Richmond Historic District on a house where one long side is treated with brick voussoirs and the other with rectangular stone lintels.

Segmentally arched windows occur at 631 and 635 S. Sixth St. and, in a single case at 229 S. Second St., there are semicircular windows. Another unique solution in the Richmond area is found at 218-220 S. Eleventh St. where half-sized attic windows light the upper half-story.

- 5. Roof: The gable roofs tend to be steep and there is frequently a heavy cornice with a return on the gable end. Some of the cornices seem to be specifically Greek Revival in style. The depth of the cornice and its return at 407 S. Sixth St. or 429 S. Seventh St. is very pronounced and is almost certainly meant to act as an entablature.
- B. Plans: In most cases, the rooms were arranged on either side of a small entrance and stair hall, when the long side faced the street, or one behind the other, when the gable end faced the street. There are, however, a surprising number of off-center entrances and the room disposition can vary widely. In many cases the plans are remarkable for their ingenuity in providing appropriate spaces for living and some degree of formality in a very small dwelling.

One excellent and relatively unaltered example is at 1008 J Street outside the Old Richmond Historic District. The main entrance, located in the center of the three-bay facade, leads to a very shallow stair hall. On either side of the hall is a room, each with a room behind it. Behind the stair hall is a passage between the two rear rooms and another smaller room. The builder has managed to fit a symmetrical plan typical of much larger buildings into a very small house and by making the stairway much steeper and compressing the stair hall has allowed four small but fully serviceable rooms on the first floor.

The detailing in this house represents the most basic possible reduction of the Grek Revival style. The windows and doors are framed by simple upright boards with a board across the top, all painted in a grain pattern and apparently meant to serve as a very simple pilaster and entablature. There is one fireplace in the house which is also constructed of unmolded boards and is simple and effective. In the other three rooms the chimney is corbeled out at about six feet from the floor evidently to receive stove flues.

Frequently double houses were built, the most common type being a house of four bays with the two doors in the middle bays. A good example of this type is the house found at 305-07 S. Eighth St. This house, built in the late 1850s or '60s, has, on each side of the partition wall, two rooms on the first floor, one behind the other. A narrow stairway housed beside the partition wall leads up to a single attic room extending from the partition to the gable.

Sometimes the two entrances are in the gable end as they are at 400 S. Eleventh St., just outside the Old Richmond Historic District. One remarkable example at 403 S. E St. appears from the street to be a single-family house but was apparently constructed for two families because it appears that there were solid brick partition walls on the interior of the house. These partitions divided the building's ground floor into an apartment on the right entered from the street with a large room in front and a small room in back, and an apartment on the left, entered from the side of the building with a small room in front and a large room in back. This solution preserves the symmetry of the house from the street and disguises the small size of each half.

PART III. SOURCES OF INFORMATION

There is almost no written documentation on these buildings. Newspaper and county histories are silent. Much of what has been learned about the buildings is the work of Tom Reed, president of Historic Richmond, Inc., who wrote the National Register nomination for the Old Richmond Historic District in 1974. The HABS data are intended to supplement those findings.

Early transfer books were checked by lot number. Fortunately, the two earliest books, one incomplete one from 1847 to 1859 and another more complete one from 1859 to 1869, cover the period in which most of the buildings were apparently constructed. Between the purchase prices recorded in the deed records and the assessment figures in the transfer books the dates of construction could be determined with some accuracy. An 1857 city directory and an 1865 county directory gave some indication of whether the owner lived at the house he built and his occupation.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana. The project was completed in the summer of 1974 under the direction of John Poppeliers, Chief of HABS; and Associate Professor Mort Karp of the University of Arkansas, Project Supervisor; Architect Harry Hunderman (University of Michigan); and student assistant architects Scott Barnard (University of Pennsylvania), Mark Hall (Pennsylvania State University), and Richard Perlmutter (Yale University); and architectural historian Robert Bruegmann (University of Pennsylvania) at the HABS Field Office at Earlham College in Richmond, Indiana. Photographs were taken by HABS staff photographer Jack E. Boucher in January, 1975. The written historical and architectural data were edited by Alison K. Hoagland, HABS Historian, in December, 1984.